156.0	0003	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	949,700 / 949,700
					USE VALUE:	949,700 / 949,700
					ASSESSED:	949,700 / 949,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PARK CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WINKLER JOHN M--ETAL
Owner 2:	JAMESON DEBORAH L
Owner 3:	
Street 1:	25 PARK CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .246 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Vinyl Exterior and 2397 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10706.000	356,800		592,900	949,700
Total Card	0.246	356,800		592,900	949,700
Total Parcel	0.246	356,800		592,900	949,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.26 | /Parcel: 396.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103774

GIS Ref

GIS Ref

Insp Date 09/10/18

!12218!

PREVIOUS ASSESSMENT

Parcel ID 156.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	356,800	0	10,706.	592,900	949,700		Year end	12/23/2021
2021	101	FV	346,300	0	10,706.	592,900	939,200		Year End Roll	12/10/2020
2020	101	FV	346,300	0	10,706.	592,900	939,200	939,200	Year End Roll	12/18/2019
2019	101	FV	269,300	0	10,706.	555,900	825,200	825,200	Year End Roll	1/3/2019
2018	101	FV	277,800	0	10,706.	459,500	737,300	737,300	Year End Roll	12/20/2017
2017	101	FV	277,800	0	10,706.	422,500	700,300	700,300	Year End Roll	1/3/2017
2016	101	FV	277,800	0	10,706.	385,400	663,200	663,200	Year End	1/4/2016
2015	101	FV	262,900	0	10,706.	378,000	640,900	640,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:10:28

LAST REV

Date	Time
09/12/18	14:17:01
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12218

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21378-466		8/1/1991		266,500	No	No		Y

USER DEFINED

Prior Id # 1:	103774
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2015	1665	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Inspected	PH	Patrick H
7/31/2018	MEAS&NOTICE	BS	Barbara S
11/11/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
11/30/1999	Measured	268	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10706		Sq. Ft.	Site		0	80.	0.69	9									592,941						592,900	

Total AC/HA:	0.24578	Total SF/SM:	10706	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	592,941	Spl Credit		Total:	592,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14257622
Const Adj.:	1.00719976
Adj $ / SQ:	149.604
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484809
Depreciation:	127989
Depreciated Total:	356819

COMMENTS

SCUTTLE.. OF=SHOWER& 2ND SINK IN MBATH & BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

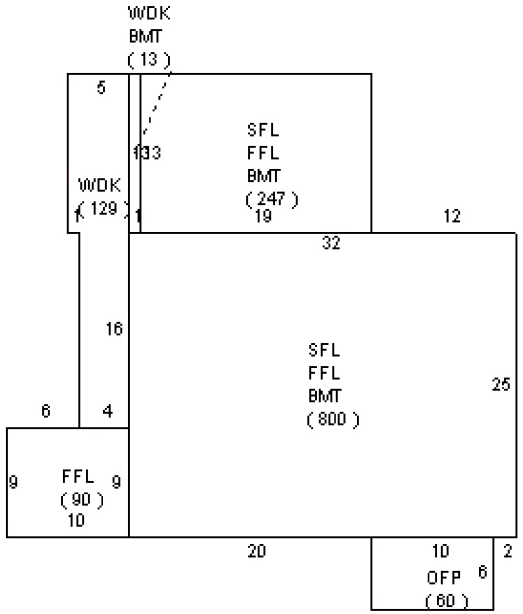
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.60
Special Features:	0	Val/Su Net:	105.13
Final Total:	356800	Val/Su SzAd	167.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,137	149.600	170,100
BMT	Basement	1,060	48.470	51,380
SFL	Second Floor	995	149.600	148,804
WDK	Deck	142	13.140	1,865
OFP	Open Porch	60	44.320	2,659

Net Sketched Area:	3,394			Total:	374,808
Size Ad	2131.6499	Gross Area	3446	FinArea	2397

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	F	FR	1970	0.00	T	49	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	